

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-23515 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRAGGI GALAN - Request for a Special Use Permit FOR A PROPOSED GROUP RESIDENTIAL CARE FACILITY WITH A WAIVER TO ALLOW AN APPROXIMATELY 1,060-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 3508 Chad Circle (APN 140-30-110-018), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

17

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcards
7. Submitted after final agenda – Protest postcards

Motion made by to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, [NAME NOT FOUND], LEO DAVENPORT, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that adding another group home would increase the land use intensity within the neighborhood. Staff recommended denial.

GWEN ESTRADES appeared on behalf of the applicant and requested approval of the waiver. She acknowledged that there is a similar facility within the community but did not feel that adding another group home would have a negative impact on the neighborhood.

TODD FARLOW, 240 N. 19th Street, said that distance separation conditions were implemented to limit the number of waivers and the City should continue to enforce them.

JOHN BUSH, 3504 Madama Street, was concerned that adding another group home would greatly impact the neighborhood. He stated that the residence is far too small to house nine people plus staff and recommended disapproval of the special use permit. CHRIS BUSH addressed the issue of parking and noted that another group home already located in the same community has created parking problems and this would add to the dilemma.

When queried by COMMISSIONER EVANS, MS. ESTRADES explained that the home would house elderly persons requiring 24-hour care and would be based upon referrals from social workers or medical facilities. She added that the applicant has made safety improvements to the residence; however, was not aware of the distance requirements until just recently. MS. ESTRADES, responding to COMMISSIONER STEINMAN, stated that a business license and health permit is required to operate a group home. COMMISSIONERS STEINMAN, TRUESDELL and DAVENPORT concluded that they could not support the waiver inasmuch as there will be far too many people housed in the residence, the house is in serious disrepair and this would result in an unnecessary added burden to the community.

CHAIRMAN DAVENPORT declared the Public Hearing closed.